

PLANNING DIRECTOR'S SPECIAL PERMIT

1231 'I' STREET, SUITE 200, SACRAMENTO, CA 95814

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|----------------------------|--|--------------------|---------------|------------------|--------|
| APPLICANT | Sacramento Place Associates, P O Box 1426, San Mateo, CA 94401 | | | | |
| OWNER | Sacramento Place Associates, P O Box 1426, San Mateo, CA 94401 | | | | |
| PLANS BY | Sacramento Place Associates, P O Box 1426, San Mateo, CA 94401 | | | | |
| FILING DATE | 5/21/87 | ENVIR. DET. | Ex: 15311 (a) | REPORT BY | DTH:vf |
| ASSESSOR'S-PCL. NO. | 237-0100-021-0000 | | | | |

APPLICATION: Planning Director's Special Permit to construct an apartment identification sign in the Light Density Multiple Family (R-2B) zone.

LOCATION: 4301-4339 Norwood Avenue

PROPOSAL: The applicant is requesting the necessary entitlements to construct a monument-type apartment identification sign for an existing apartment complex.

PROJECT INFORMATION:

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| General Plan Designation: | Residential |
| 1984 North Sacramento Community Plan Designation: | Light Density Residential |
| Existing Zoning of Site: | R-2B |
| Existing Land Use of Site: | Apartments |

Surrounding Land Use and Zoning:

North: Vacant and Single Family/R-1A
South: Vacant/SC
East : Single Family Apartments and Vacant/R-2B and R-3
West : Single Family/ R-1

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|----------------------|---|
| Property Dimensions: | 660' x 660' |
| Property Area: | 10+ acres |
| Topography: | Flat |
| Street Improvements: | Existing |
| Utilities: | Existing |
| Sign Dimensions: | Height : 3' Length : 5'11-1/2" |
| Sign Area: | 10 sq. ft. |
| Sign Materials: | Redwood with a concrete base, grey and white copy |

PROJECT EVALUATION: Staff has the following comments:

A. Land Use and Zoning

The subject site is a 10+ acre parcel developed with a 195 unit apartment complex located in the Light Density Multiple Family (R-2B) zone. The site is designated light density residential by the General Plan and the 1984 North Sacramento Community Plan. The apartment complex is surrounded by vacant land and single family to the north, south and west and apartments, single family and vacant land to the east.

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B. Project Description

The applicant proposes to construct a three foot high monument sign to identify the existing Sacramento Place Apartment Complex. The sign is to be located at the main entrance to the complex which is off of Norwood Avenue, south of Bell Avenue.

C. Consistency with Sign Regulations

Project identification signs for multi-family complexes are permitted at major entrances to the development and may be placed within the landscaped setback areas. The height of the sign is not to exceed six feet, and the sign must be located a minimum of ten feet from the public right of way. Twelve square feet of sign area are allowed per sign and the materials used must complement the design of the main building.

The proposed sign conforms to the height and area regulations of the Sign Ordinance. The proposed sign is to be located at the major entrance of the complex off of Norwood Avenue. The design, colors and materials of the sign complement the main buildings. Staff, therefore, has no objection to the proposed sign.

ENVIRONMENTAL DETERMINATION: The project is exempt from environmental review pursuant to State Environmental Guidelines (CEQA, Section 15311 (a)).

STAFF RECOMMENDATION: Staff recommends approval of the special permit request subject to conditions and based on the findings of fact which follow:

Conditions

1. The applicant shall obtain the necessary sign permits from the City Building Division.
2. The sign shall be setback ten feet from any property line or driveway.
3. The sign shall be no more than six feet in overall height measured from the parking lot, including height of berm under the sign.

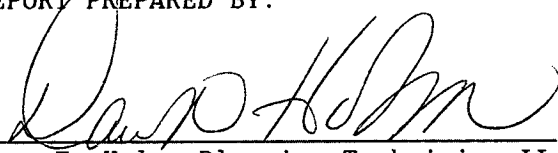
Findings of Fact

1. The proposed project is based on sound principles of land use in that:

the sign conforms with the applicable sign regulations relating to size, height, location, setback and design.

2. The proposed sign will not be detrimental to the public health, safety and welfare, nor result in the creation of a nuisance, in that:
 - a. the sign will be adequately setback from the street and will be limited in height so as not to obstruct the visibility of motorists; and
 - b. the sign is compatible in design with the apartment complex buildings.
3. The proposal, as conditioned is consistent with the General Plan in that the site is designated for residential uses in the 1984 North Sacramento Community Plan and the proposed apartment identification sign is consistent with the plan designation.

REPORT PREPARED BY:


Dawn T. Holm, Planning Technician II

4-21-88
Date

RECOMMENDATION APPROVED:


Marty Van Duyn, Planning Director

4-21-88
Date

DTH:MVD:vf

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